

40.560 PLAN AND CODE AMENDMENTS

40.560.010 Plan Amendment Procedures

M. Additional Required Criteria Specific to Urban Growth Area (UGA) Boundary Map Changes.

1. The county shall adopt countywide growth targets and regional sub-allocations, and map corresponding UGA boundaries and designations as follows:
 - a. Adopt countywide twenty (20) year target population and employment levels consistent with official State of Washington Office of Financial Management population growth forecasts ranges; and
 - b. Officially sub-allocate the adopted countywide population and employment targets to urban growth areas associated with each incorporated municipality in the county, and to the remaining rural area; and
 - c. Adopt urban growth area boundaries and comprehensive plan land use designations which are consistent in their sizes and designations with the official sub-allocation for each UGA and the rural area.
2. To allow for a comprehensive review and assessment of cumulative impacts, all UGA boundary review proposals shall be initiated by the county as part of a periodic review and update of the plan.
3. Any expansion to the UGA shall be accompanied by a demonstration that necessary urban services can and will be provided within ten (10) years' time. Such a demonstration shall include a need analysis estimating what urban services will be required, both in the expansion area and elsewhere in the county, and estimates as to when such services will be needed. Written documentation shall be provided from service providers indicating when, how, at what cost, and from which funding sources service will be provided.
4. The extent of a UGA boundary expansion shall be that necessary to provide a minimum ten (10) and a maximum twenty (20) year supply of vacant and buildable lands within the UGA. The calculation of supply shall be based on population growth projections within the UGA, where such projections are consistent with adopted countywide growth targets and regional sub-allocations. If necessary, the county may adjust countywide growth targets and regional sub-allocations; provided, that they are consistent with official OFM forecasts.
5. In evaluating potential changes to a particular UGA boundary, the county shall consider countywide implications for other UGAs and their sub-allocations.
6. The amendment shall address the assumptions, trends, key indicators and performance measures established in the land use element, Chapter 1, of the comprehensive plan.
7. The amendment does not include lands that are designated as natural resource (agricultural, forest, mineral resource) unless such lands are also designated with an urban reserve or industrial urban reserve overlay.
8. The amendment only indicates lands within the urban reserve area.
9. The following shall not apply to Sections 40.560.010(M)(1) through (10):
 - a. Correction of technical mapping errors involving small area or few properties;
 - b. An order from a court of competent jurisdiction or as a result of a Growth Management Hearings Board remand.
10. The county shall exercise its best efforts to coordinate UGA boundary change proposals with the affected city(ies), including the preparation of joint staff recommendations where possible. Unless waived by the

affected city(ies), such city(ies) shall be given at least sixty (60) days' notice of the proposal prior to a county hearing thereon.

11. The expansion of an urban growth area (UGA) is prohibited into the 100-year floodplain of a river segment that is located west of the Cascade crest and when the river has a mean annual flow of 1,000 or more cubic feet per second, it meets the statutory exceptions to the general ban on such UGA expansions. RCW 36.70A.110(8)

(Amended: Ord. 2006-09-13; Ord. 2007-09-13; Ord. 2008-12-15)

P. Other Plan Amendment Categories.

1. Capital facilities plan and updates shall be reviewed at a minimum every four (4) years in Type IV public hearings ~~conducted by the planning commission and board~~ for those facilities subject to county jurisdiction. ~~School capital facility plan and updates shall be reviewed at minimum two (2) year intervals.~~

2. School capital facility plan and updates shall be reviewed at minimum ~~two (2)~~ four (4) year intervals.

~~2-3.~~ The Clark County parks, recreation and open space plan shall be reviewed ~~annually~~ at least every four (4) years by the Clark County parks advisory board and the board. Any amendments thereto which necessitate changes to the comprehensive plan shall be reviewed in public hearings by the planning commission and the board.

~~3-4.~~ In updating capital facilities plans, policies and procedures, the county must determine that these updates are consistent with applicable policies and implementation measures of the comprehensive plan, and in conformance with the purposes and intent of the applicable interjurisdictional agreements.

(Amended: Ord. 2007-09-13; Ord. 2008-12-15; Ord. 2010-12-12)